037.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	785,700	/	785,700
USE VALUE:	785,700	/	785,700
ASSESSED:	785,700	/	785,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLS KEVIN M
Owner 2:	
Owner 3:	
Street 1:	28 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLS KEVIN M -
Owner 2:	MILLS MAUREEN K -
Street 1:	28 MYSTIC VALLEY PARKWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,069 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2488 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5069.000	433,500	4,400	347,800	785,700
Total Card	0.116	433,500	4,400	347,800	785,700
Total Parcel	0.116	433,500	4,400	347,800	785,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.77 | /Parcel: 315.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25243
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!3087!

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	433,600	4400	5,069.	347,800	785,800	785,800	Year End Roll	12/18/2019
2019	104	FV	336,500	3800	5,069.	315,200	655,500	655,500	Year End Roll	1/3/2019
2018	104	FV	336,500	3800	5,069.	298,900	639,200	639,200	Year End Roll	12/20/2017
2017	104	FV	315,300	3800	5,069.	260,900	580,000	580,000	Year End Roll	1/3/2017
2016	104	FV	315,300	3800	5,069.	222,800	541,900	541,900	Year End	1/4/2016
2015	104	FV	280,300	3800	5,069.	206,500	490,600	490,600	Year End Roll	12/11/2014
2014	104	FV	280,300	3800	5,069.	171,200	455,300	455,300	Year End Roll	12/16/2013
2013	104	FV	291,900	3800	5,069.	163,000	458,700	458,700		12/13/2012

PRINT

Date	Time
12/10/20	18:24:05

LAST REV

Date	Time
03/03/20	10:47:07
danam	
3087	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLS KEVIN M,	70481-248		1/8/2018	Convenience	1	No	No		
MILLS WILLIAM A	70481-245		1/8/2018	Convenience	1	No	No		
MILLS WILLIAM A	18207-404		6/9/1987	Convenience		No	No		Norma Mills dod 3/28/2016
	10519-401		5/5/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1862	Solar Pa	25,280	C				
7/18/2018	1007	Insulate	3,801	C				
4/9/2013	509	Re-Roof	10,350	C				
2/5/1998	65	Alterati	9,000					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/11/2009	Meas/Inspect	197	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5069		Sq. Ft.	Site		0	64.	1.07	3			Med. Tr	-5					347,820						347,800	

Total AC/HA:	0.11637	Total SF/SM:	5069	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	347,820	Spl Credit		Total:	347,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.97515047
Adj $ / SQ:	183.831
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628199
Depreciation:	194742
Depreciated Total:	433458

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

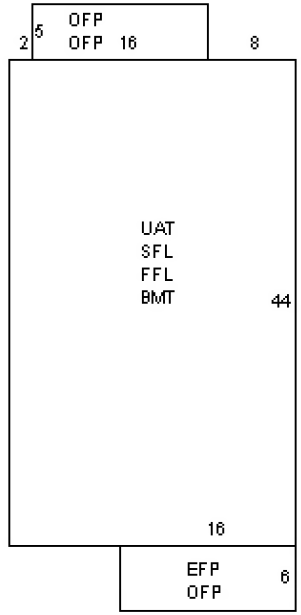
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	183.83
Special Features:	0	Val/Su Net:	106.51
Final Total:	433500	Val/Su SzAd	189.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.150	63,091
FFL	First Floor	1,144	183.830	210,303
SFL	Second Floor	1,144	183.830	210,303
UAT	Upper Attic	286	112.140	32,071
OFP	Open Porch	256	22.380	5,728
EFP	Enclos Porch	96	54.200	5,204

Net Sketched Area: 4,070 | Total: 526,700

Size Ad 2288 | Gross Are 4928 | FinArea 2488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1926	19.13	T	50	104			3,800			3,800
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600			600

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400